

GENERAL NOTES:

- THE BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS BASED ON A FIELD SURVEY PLAN "PROPOSED ROYAL FARMS," PERFORMED BY BL COMPANIES, INC., DATED JANUARY 27, 2021.
- FLOODPLAIN DOES NOT EXIST ON THIS SITE, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 10003C0145K, EFFECTIVE DATE JANUARY 22, 2020.
- ACCORDING TO NEW CASTLE COUNTY WATER RESOURCE PROTECTION AREA MAP 2 OF 3, DATED 1987 AND LAST REVISED MARCH 2017, THIS SITE DOES NOT LIE WITHIN A WATER RESOURCE PROTECTION AREA (WRPA).
- ACCORDING TO DATA COMPILED BY DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, 2006, THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
- NO DEBRIS IS TO BE LEFT ON THIS SITE.
- THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____, AS INSTRUMENT NO. _____.
- ALL COMMON FACILITIES, INCLUDING BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, STORMWATER MANAGEMENT AREAS AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE, EXCLUSIVE OF ANY REFORESTATION REQUIRED BY THE COUNTY CODE.
- NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING, AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
- DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF DELDOT'S DEVELOPMENT CORPORATION MANUAL.
- THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO UDC § 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF \$16,000 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.
- ADA ACCESSIBLE RAMPS AND CROSSWALKS SHALL BE PROVIDED WHERE ACCESSIBLE ROUTES ARE INTENDED TO OR CROSS PARKING LOTS, VEHICULAR ACCESS AISLEWAYS AND BUS STOPS.
- THIS PLAN SUPERSEDES, IN PART, THE PLAN OF RECORD MINOR LAND DEVELOPMENT FOR JOHN N. RADICK & GERRY C. RADICK, HW, DATED APRIL 19, 1983 AND RECORDED ON MAY 3, 1983 AT MICROFILM NUMBER 6731.
- A WETLANDS INVESTIGATION WAS CONDUCTED BY BL COMPANIES, DATED DECEMBER 23, 2021. NO WETLANDS WERE FOUND ON THE SUBJECT PROPERTY. JURISDICTIONAL WETLANDS WERE DEFINED USING THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (ENVIRONMENTAL LABORATORY 1987).
- A LANDSCAPE PLAN, PREPARED BY BL COMPANIES LAST DATED DECEMBER 14, 2022 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- DEED RESTRICTIONS: SANITARY EASEMENT PER BK 2135 PG 0296, RIGHT-OF-WAY GRANTED TO NEW CASTLE COUNTY, GAS EASEMENT PER DB 1979 PG 285, PERPETUAL EASEMENT & RIGHT-OF-WAY ACCESS GRANTED TO DELMARVA, DELDOT PERMANENT EASEMENT PER CONTRACT #23-119-05, LANDS ACQUIRED ALONG SCHOOL BELL ROAD

DELDOT NOTES:

- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION (DELDOT) AND WILL BE SUBJECT TO ITS APPROVAL.
- THE OWNER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT CORPORATION MANUAL.

STATE FIRE MARSHAL NOTES:

- ARTESIAN WATER COMPANY IS THE WATER SERVICE PROVIDER.
- PROPOSED BUILDING IS TYPE V-B CONSTRUCTION.
- PROPOSED BUILDING WILL NOT BE PROTECTED BY AUTOMATIC SPRINKLERS
- ALL FIRE LANES, FIRE HYDRANT, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- PROPOSED BUILDING IS 24'-9" TO AVERAGE HEIGHT OF HIGHEST ROOF.

EXISTING LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
-x-x-	FENCE
-e-e-	OVERHEAD WIRES
-g-g-	UNDERGROUND ELECTRIC
-s-s-	GAS LINE
-s-s-	SANITARY SEWER
-s-s-	STORM SEWER
-s-s-	UNDERGROUND TELECOMMUNICATIONS
-w-w-	WATER LINE
-h-h-	HANDHOLE
o	ELECTRIC METER
o	UTILITY LINE
o	LIGHT POLE
o	GAS VALVE
o	GAS METER
o	CLEANOUT
o	CATCH BASIN
o	MANHOLE
o	FIRE HYDRANT
o	WATER VALVE
o	WATER METER
o	SIGN
o	BOLLARD
o	MAILBOX

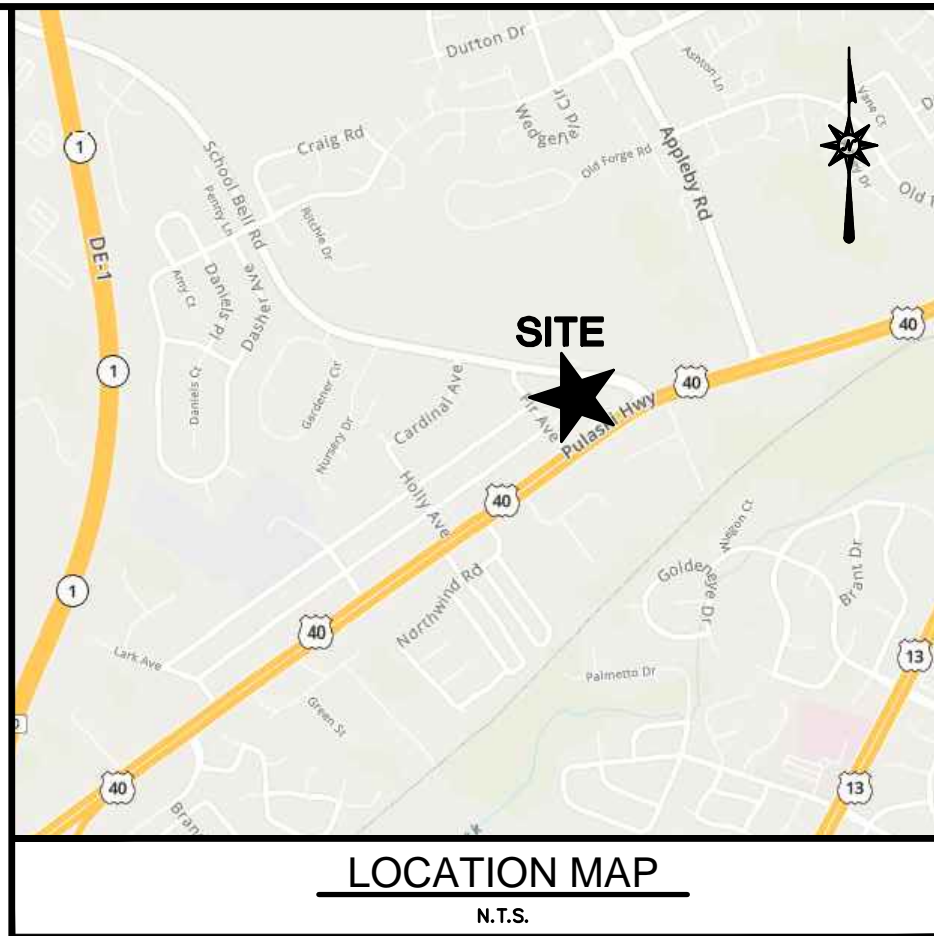
PROPOSED LEGEND

---	PROPERTY LINE
---	PARKING SETBACK LINE
---	BUILDING SETBACK LINE
---	EDGE OF PAVEMENT/CURB
---	BUILDING LINE
---	FENCE
---	EASEMENT LINE
---	REZONING BOUNDARY
---	LIMIT OF DISTURBANCE
---	GAS LINE
---	SANITARY SEWER LINE
---	ELECTRIC LINE
---	WATER LINE
---	WATER VAULT
---	NO PARKING AREA
---	CONCRETE
---	SIGN
---	BOLLARD

TABLE 40.04.110 A. DISTRICT AND BULK STANDARDS							
DISTRICT STANDARDS							
ZONING DISTRICT & DEVELOPMENT TYPE	MINIMUM OSR/LSR	DENSITY		FLOOR AREA RATIO		UTILITIES (ONSITE, PUBLIC)	MINIMUM SITE AREA
		MAX. GROSS	MAX. NET	MAX. GROSS	MAX. NET		
COMMERCIAL REGIONAL (CR)							
COMMERCIAL RETAIL	0.20	N/A	N/A	0.37	0.47	P	5 ACRES
NEIGHBORHOOD CONSERVATION (NC6.5)							
RESIDENTIAL	0.17	3.73	4.52	N/A	N/A	P	6,500 SF

TABLE 40.04.110 B. DISTRICT AND BULK STANDARDS							
LOT AND BUILDING STANDARDS							
MINIMUM							
LOT AREA	LOT WIDTH (FEET)	STREET YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	PAVING STREET YARD/OTHER YARD (FEET)	UNIT MIX (%)	BUILDING HEIGHT (FEET)
1 ACRE	100	15	20	20	25/5	N/A	50
COMMERCIAL REGIONAL (CR)							
NEIGHBORHOOD CONSERVATION (NC6.5)							
6,500 SF	60	25	6	*25	N/A	N/A	35

TABLE 40.04.110 C. DISTRICT AND BULK STANDARDS	
STORAGE AND COMMENTS	
EXTERIOR STORAGE	NOTES
PERCENT OF LOT AREA	
15	
COMMERCIAL REGIONAL (CR)	
NEIGHBORHOOD CONSERVATION (NC6.5)	
N/A	*15 FEET FOR CORNER LOT



PLAN DATA:

- APPLICATION NUMBER: 2021-0317
- TAX PARCEL NUMBER: 10-034.00-012, 10-034.00-013 & 10-034.00-097
- SITE ADDRESS: 613 PULASKI HIGHWAY, BEAR, NEW CASTLE COUNTY, DE 19701
- SOURCE OF TITLE: T.P. 10-034.00-012 - I.N. 20071211-0105118, T.P. 10-034.00-013 - D.R. 1982-104, T.P. 10-034.00-097 - I.N. 20080721-0048719
- ADDRESSES & LEGAL OWNERS: T.P. 10-034.00-012 - CISAR E. IBANEZ & ERICKA L. SANABRIA, 514 SCHOOL BELL ROAD, BEAR, DE 19701, T.P. 10-034.00-013 - VIRGINIA L. WILSON, 548 SCHOOL BELL ROAD, BEAR, DE 19701, T.P. 10-034.00-097 - 613 PROPERTIES, LLC, 613 PULASKI HIGHWAY, BEAR, DE 19701
- NUMBER OF LOTS: EXISTING: 3, PROPOSED: 3
- NUMBER OF EXISTING DWELLINGS: T.P. 10-034.00-012 - ONE HOUSE (TO REMAIN), T.P. 10-034.00-013 - ONE HOUSE (TO BE REMOVED), T.P. 10-034.00-097 - WAREHOUSE (TO BE REMOVED)
- EXISTING ZONING: T.P. 10-034.00-012 - NC6.5 (NEIGHBORHOOD CONSERVATION) - AREA 0.85 AC, T.P. 10-034.00-013 - NC6.5 (NEIGHBORHOOD CONSERVATION) - AREA 0.54 AC, T.P. 10-034.00-097 - CR (COMMERCIAL REGIONAL) - AREA 1.41 AC
- PROPOSED ZONING: T.P. 10-034.00-012 - NC6.5 (NEIGHBORHOOD CONSERVATION) - AREA 0.56 AC, T.P. 10-034.00-013 - CR (COMMERCIAL REGIONAL) - AREA 0.29 AC, T.P. 10-034.00-013 - CR (COMMERCIAL REGIONAL) - AREA 0.54 AC, T.P. 10-034.00-097 - CR (COMMERCIAL REGIONAL) - AREA 1.41 AC
- BENCHMARK: TRAV MAG NAIL, N=60014.85, E=594671.49, HORIZONTAL NAVD 83, VERTICAL NAVD 88
- DATUM: T.P. 10-034.00-012 - ±0.85 ACRES, T.P. 10-034.00-013 - ±0.54 ACRES, T.P. 10-034.00-097 - ±1.41 ACRES, TOTAL = ±2.80 ACRES
- SITE ACREAGE - EXISTING: T.P. 10-034.00-012 ±0.56 ACRES, T.P. 10-034.013 ±0.54 ACRES, T.P. 10-034.00-097 ±1.41 ACRES, TOTAL = ±2.51 ACRES
- PROPOSED: T.P. 10-034.00-012 ±0.56 ACRES, T.P. 10-034.013 ±0.54 ACRES, TOTAL = ±1.10 ACRES
- MONUMENTS: EXISTING: CONCRETE FOUND 1, IRON FOUND 3, PROPOSED: 3
- FIRE HYDRANTS: EXISTING: 0, PROPOSED: 1
- AREA CALCULATIONS: DEVELOPMENT LOT (±2.20 AC) PROPOSED (AC): 4,649 S.F. - 0.11 ACRES (4.9%), OTHER IMPERVIOUS: 60,989 S.F. - 1.40 ACRES (63.8%), OPEN SPACE: 30,194 S.F. - 0.69 ACRES (31.5%), REMAINDER LOT (±0.60 AC) PROPOSED (AC): 1,784 S.F. - 0.04 ACRES (6.8%), OTHER IMPERVIOUS: 2,977 S.F. - 0.07 ACRES (11.4%), OPEN SPACE: 21,344 S.F. - 0.49 ACRES (61.8%), PROPOSED BUILDING BREAKDOWN: SALES AND SEATING: 2,182 GFA, COMMERCIAL KITCHEN: 660 GFA, BUSINESS AREA: 730 GFA, MERCANTILE AND STOCK AREA: 1,077 GFA, TOTAL AREA: 4,649 SF
- PARKING: PARKING REQUIRED: COMMERCIAL RETAIL - GENERAL, 4 PARKING SPACES/1,000 S.F., 4 X 4,649 S.F./1,000 S.F. = 19 SPACES (INC. 1 H.C. SPACE), PARKING PROVIDED: 73 PARKING SPACES (INCLUDING 3 H.C. SPACES WITH 3 VAN ACCESSIBLE SPACES), BICYCLE PARKING SPACES: REQUIRED - 1 PER 10 PARKING SPACES - 8, PROVIDED: 8 BICYCLE SPACES
- WATER SUPPLY: ARTESIAN WATER COMPANY AND IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF HEALTH.
- SANITARY SEWER: IS BY NEW CASTLE COUNTY AND IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.

SANITARY SEWER DATA	
TOTAL LENGTH OF 6" P.V.C. SANITARY SEWER LINE: 426'	
TOTAL NUMBER OF MANHOLES: 2	
AVERAGE ESTIMATED FLOW: 1,000 GPD	

- FRONTAGE ROAD: PULASKI HIGHWAY (US ROUTE 40), CLASSIFICATION: PRINCIPAL ARTERIAL, POSTED SPEED LIMIT: 55 MPH, SCHOOL BELL ROAD, MAJOR COLLECTOR, 40 MPH

CERTIFICATION OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY (514 SCHOOL BELL ROAD) WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

CISAR E. IBANEZ DATE: _____
ERICKA L. SANABRIA DATE: _____

CERTIFICATION OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY (548 SCHOOL BELL ROAD) WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

VIRGINIA L. WILSON DATE: _____
ROBERT WILSON DATE: _____

CERTIFICATION OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY (613 PULASKI HIGHWAY) WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

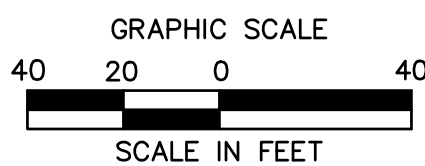
AUTHORIZED PERSON DATE: _____
613 PROPERTIES, LLC. DATE: _____

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____ GENERAL MANAGER
DATE _____
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.
APPROVED _____ BY _____ GENERAL MANAGER
DATE _____
FOR COUNTY CONCIL OF NEW CASTLE COUNTY.

CERTIFICATION OF PLAN ACCURACY

I, _____, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
JOSE LAZO, P.E. DATE: _____
PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEER IN THE STATE OF DELAWARE



EXPLORATORY MINOR SUBDIVISION PLAN
PROPOSED ROYAL FARMS #369
613 PULASKI HIGHWAY
BEAR, NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DE

REVISIONS
Date 01/12/2022
No. 1
10/19/2022
2

Designed M.B.H.
Drawn B.S.P.
Reviewed
Scale 1"=40'
Project No. 2001135
Date 03/06/2023
CAD File
ESP2001135-02

RECORD PLAN

Sheet No.

R01.01